

**City of Kenmore, Washington
City Council Special Meeting Minutes
January 16, 2018**

CALL SPECIAL MEETING TO ORDER — The Kenmore City Council meeting was called to order by Mayor Baker at 7:00 p.m.

Councilmembers present:

Mayor David Baker
Deputy Mayor Nigel Herbig
Councilmember Joe Marshall
Councilmember Milton Curtis
Councilmember Debra Srebnik
Councilmember Stacey Denuski
Councilmember Brent Smith

Staff present:

Rob Karlinsey, City Manager
Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner
Rod Kaseguma, City Attorney
Kelly Chelin, City Clerk

SWEARING IN OF COUNCILMEMBERS

The Honorable Lisa L. Atkinson, Tulalip Tribal Court Judge, was present to swear in Councilmember Joe Marshall. Representative Gerry Pollet, 46th Legislative District, was present to swear in Councilmember Nigel Herbig and Councilmember Debra Srebnik.

FLAG SALUTE

The Council led the flag salute.

ELECTION OF MAYOR AND DEPUTY MAYOR

MOTION: Councilmember Denuski nominated David Baker for the position of Mayor.

There were no other nominations.

David Baker was reelected to the position of Mayor with a unanimous vote.

MOTION: Mayor Baker nominated Nigel Herbig for the position of Deputy Mayor.

There were no other nominations.

Nigel Herbig was elected to the position of Deputy Mayor with a unanimous vote.

AGENDA APPROVAL

The agenda was approved as submitted.

Before citizen comments, Community Development Director Bent gave an overview on the topic of the mobile home parks. Director Bent explained that there will be a meeting on January 30 at 7:00 p.m. to hear from the homeowners/residents. The Planning Commission hasn't made any decisions; it is very early in the process. There will be a further update given later in the agenda.

CITIZEN COMMENTS

Stacey Valenzuela
7031 NE 175th Street #8
Kenmore, Washington 98028

Ms. Valenzuela stated that she is concerned about her mobile home. She appreciates the City putting the moratorium in place.

John Hendrickson
5919 NE 202nd Lane
Kenmore, Washington 98028

Mr. Hendrickson spoke to the process for the new ballfields at St. Edwards. He stated that he thought the Council had a dysfunctional process.

John Krumweide
7301 NE 175th Street NE
Kenmore, Washington 98028

Mr. Krumweide stated that his mobile home cannot be moved. If the park gets sold, he would be on the street.

CONSENT AGENDA

Mayor Baker asked that Resolution 18-306 Adopting the Amendment to the City of Kenmore's 2018 Fee Schedule be pulled from the consent agenda.

MOTION: Councilmember Denuski made a motion to approve the consent agenda, Mayor Baker seconded the motion. The motion passed unanimously.

The consent agenda included the following:

The Following Checks and Electronic Payments are Approved for Payment:

Total Check #38679 through #38782 in the amount of \$614,690.95.

Total Payroll/Taxes/Flexible Spending & Health Savings Account Electronic Deposits Dated 12/22/2017 in the amount of \$96,145.58.

Ordinance 18-0454 Amending Title 18 of the Kenmore Municipal Code Regarding the Neighborhood Business and Community Business Zoning Districts and Related Zoning Code Sections

Authorize the City Manager to Increase the Contract Authority with Jacobs Engineering to \$2,776,149 to Complete the Design and Right of Way Acquisition for the West Sammamish River Bridge

Resolution 18-304 Granting Final Plat Approval for Plat of Northshore Ridge

Authorize the City Manager to Accept \$6.9 Million of Transportation Improvement Board Funding for the West Sammamish River Bridge Replacement Project

Resolution 18-305 Ratifying the Amended and Restated Interlocal Agreement Establishing the ECity Gov Alliance

ITEM PULLED FROM THE CONSENT AGENDA:

Resolution 18-306 Adopting the Amendment to the City of Kenmore's 2018 Fee Schedule

Mayor Baker stated that there was one inconsistency in the fees that needs to be fixed. The fee for an appeal is stated as \$126 in one place and \$125 in another.

MOTION: Councilmember Denuski made a motion to approve Resolution 18-306 Adopting the Amendment to the City of Kenmore's 2018 Fee Schedule with the inconsistency changed, Mayor Baker seconded the motion. The motion passed unanimously.

BUSINESS AGENDA

Mobile Home Park Update and Check-In - Debbie Bent, Community Development Director and Lauri Anderson, Senior Planner

Staff explained that in 2017, the City Council assigned to the Planning Commission consideration of the highest priority strategy from the Housing Strategy Plan: "consider strategies for preserving existing affordable housing." The focus of this discussion has been the City's existing mobile home parks (MHPs). The City's Comprehensive Plan recognizes that the City is one of the few communities in east King County with any significant number of mobile and manufactured homes (approximately 250 in six parks), that overall availability of mobile and manufactured housing has been decreasing in King County as parks are redeveloped with other uses, and that mobile and manufactured housing has offered a relatively affordable form of unsubsidized single-family housing and is being replaced with more expensive housing—typically multifamily.

A recommendation from the Planning Commission to the City Council is expected this spring. In the meantime, the City Council adopted a moratorium on redevelopment of the mobile home parks (Ordinance 17-0453) until May 11, 2018 to allow time for consideration and discussion of the issues.

The Planning Commission has scheduled two meetings in January to hear from the public about this topic. On Tuesday, January 23, the Commission will hold a roundtable discussion with MHP property owners. Several of the owners have been attending meetings and providing feedback, but this will be a more informal opportunity to discuss concerns and alternatives.

On Tuesday January 30, the Commission will meet with homeowners/residents from the parks. The homeowners have been contacted by AMHO (the Association of Manufactured Home Owners) and an organizing meeting conducted by AMHO on January 9 at the Northshore Fire

District had more than 100 attendees. It is anticipated that the January 30 meeting will have a large public turnout.

As the Council may hear from attendees at these meetings, staff thought it would be useful to provide some background information on the process to date and the scenarios presently under discussion by the Planning Commission.

Background

The Planning Commission has been reviewing background information about Kenmore's MHPs since October. A great deal of information has been gathered and more will be obtained from the MHP property owners the week of January 16 when staff is meeting with each owner/representative.

Early on in the Planning Commission's discussions, Commissioners expressed concern that efforts to protect existing affordable housing in the mobile home parks (MHPs) could restrict new housing supply (by limiting redevelopment) and that this loss of new housing units should be mitigated.

At their meeting on December 5, the Commission discussed 6 strategies that might result in "no net loss" of either affordability or new density. Of those 6 scenarios (including the idea of a manufactured housing community overlay as used in Bothell and described in the Housing Strategy Plan), the Planning Commission was particularly interested in only two:

Scenario 1: (a) Control redevelopment of the MHP properties by making MHPs a permitted use in the relevant zone and limiting other permitted land uses. (b) Allow for a transfer of development rights (TDR) from a MHP property to another location in exchange for preserving the existing housing in the MHP. In this scenario, the property owner could sell the "lost" density to someone wishing to build a project at a higher density on a different site.

Scenario 2: (a) Rezone the MHP properties for greater density and require new development to include affordable housing to replace the units lost in the existing MHP. (b) Provide a relocation program with relocation assistance and/or a "right of first opportunity to rent" (if legal) to move existing homeowners into the new dwelling units. Also allow homeowners a first "right to buy" the park before redevelopment (if legal).

These two scenarios are the primary focus of the upcoming public meetings. Staff will be checking with the City Attorney about legal issues.

The Planning Commission has acknowledged that it may be appropriate to treat the six MHPs differently, based on their development potential and unique characteristics.

After the public meetings in January, it is anticipated that the Planning Commission will settle on a final proposal(s) and direct staff to outline the parameters of that proposal prior to forwarding their recommendation to the City Council. As with other components of the Housing Strategy Plan, consideration of direct financial assistance related to the MHPs (for example, provision of relocation assistance, purchase of development rights, or purchase of the MHPs, themselves) is reserved for the City Council.

Staff and Council engaged in a discussion. This item will be tentatively scheduled for another discussion with the Council in March.

Review and Appoint Council Committees – City Council

Council discussed the committees on the list and made edits.

STAFF REPORT

City Manager Karlinsey welcomed the new Councilmembers. He reviewed the upcoming Council dates with the Council. He also reminded that there will be a Walkways and Waterways open house on January 25.

COUNCIL REPORTS

Councilmember Smith welcomed the new Councilmembers.

Councilmember Marshall thanked all his supporters and stated that he is looking forward to being on the Council.

Councilmember Curtis stated that he thought the retreat was a success.

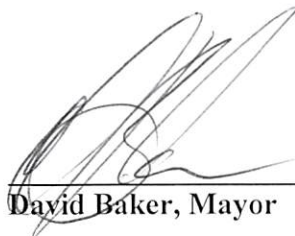
Councilmember Srebnik also reported that she thought the retreat was great.

Councilmember Denuski and Mayor Baker echoed the comments about the retreat.

Mayor Baker reminded Council that the Northshore School District is coming to the January 29, 2018 Council meeting. He asked the Council if they would like to consider a resolution that would endorse the resolution. The Council agreed to consider a resolution at that meeting. He also reminded Council that there will be a public meeting on Thursday to discuss an existing nonconformance (Automotive Repair business) at Arrowhead Point. Lastly, the Mayor stated he will attend the Guesthouse Restaurant for breakfast tomorrow morning. He will be the very first customer.

ADJOURNMENT

Mayor Baker adjourned the meeting at 8:12 p.m.



David Baker, Mayor

ATTEST:



Kelly M. Chelin, City Clerk